# \$2,950,000 - 172 Grandview Way, Rural Rocky View County

MLS® #A2214332

# \$2,950,000

6 Bedroom, 6.00 Bathroom, 4,991 sqft Residential on 2.00 Acres

Springbank, Rural Rocky View County, Alberta

Located in prestigious Grandview Estates on a prime Southwest-facing lot with breathtaking Rocky Mountain views, this impressive custom-built estate offers over 8,500 square feet of exceptionally designed living space executed by renowned builder Maillot Homes. Recently refreshed with an updated color palette, the home feels modern, bright, and move-in ready. Featuring one of the largest residential solar installations in Canada, this property combines remarkable energy efficiency with luxurious family living. A grand barrel-vaulted ceiling feature welcomes you inside, where expansive living and dining areas are connected by a striking two-sided fireplace and framed by oversized windows that flood the space with natural light. The gourmet kitchen is truly the heart of the home, offering dual oversized islands, top-of-the-line Wolf & Sub-Zero appliances, abundant cabinetry, and a sun-drenched breakfast nook that opens onto the southwest deck â€" perfect for casual family meals or elegant entertaining. Designed for gathering and memory-making, the residence features an incredible indoor saltwater pool and hot tub oasis, an inviting media room for movie nights, and a wine room. A lower-level secondary kitchen, expansive rec room, and direct access to the pool area complete the walkout basement, where comfort meets entertainment at every turn. Thoughtful architectural details







include an elevator providing access to all levels as well as the garage, ensuring long-term accessibility. A custom-built, handicap-accessible Jack and Jill bathroom on the lower level features a curb-less shower and a wheelchair-friendly sink, an oversized four-car garage with dog wash and RV bay, and an abundance of strategically placed skylights enhancing the natural light throughout the home. The upper level offers a bonus room suite with a private bedroom and full ensuite, perfect for guests or extended family. The primary retreat is a true sanctuary, featuring a private balcony with unobstructed Southwest views, a romantic two-sided fireplace, and a spa-like ensuite with in-floor heating and a large walk-in closet. A dedicated study loft with built-in desks provides a quiet workspace for students or remote work needs. The walkout level is equally impressive, offering two additional bedrooms, a change room with full bathroom for pool guests, a second laundry area, and expansive entertaining spaces that open seamlessly to the outdoors. The fully landscaped outdoor areas include an expansive Southwest deck, a lower walkout patio, a fenced dog run, invisible pet fencing, and a cozy firepit area, making this property as functional as it is beautiful. With Calgary's top private schools and an abundance of retail shopping within a ten-minute drive, this property is ideally suited for families looking for privacy paired with convenience. This extraordinary residence is a true legacy property, offering an unparalleled lifestyle just minutes from city conveniences.

#### Built in 2014

## **Essential Information**

MLS® # A2214332

Price \$2,950,000

Bedrooms 6

Bathrooms 6.00 Full Baths 5 Half Baths 1

Square Footage 4,991 Acres 2.00 Year Built 2014

Type Residential Sub-Type Detached

Style Acreage with Residence, 2 Storey

Status Active

# **Community Information**

Address 172 Grandview Way

Subdivision Springbank

City Rural Rocky View County

County Rocky View County

Province Alberta
Postal Code T3Z 0A8

# **Amenities**

Amenities None

Parking Garage Door Opener, Garage Faces Front, Heated Garage, Oversized,

Garage Faces Side, Quad or More Attached, Workshop in Garage

# of Garages 4

#### Interior

Interior Features Built-in Features, Double Vanity, Granite Counters, High Ceilings,

Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s), Wired for Sound, Central Vacuum,

Elevator, Skylight(s)

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s),

Microwave, Refrigerator, Washer/Dryer, Window Coverings, Gas

Cooktop

Heating In Floor, Fireplace(s), Forced Air, Natural Gas, Solar

Cooling Central Air

Fireplace Yes
# of Fireplaces 2
Fireplaces Gas
Has Basement Yes

Basement Full

## **Exterior**

Exterior Features Balcony, Fire Pit, Lighting, Dog Run, BBQ gas line, Garden

Lot Description Back Yard, Landscaped, Views, Backs on to Park/Green Space,

Cleared, Cul-De-Sac, Garden

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed April 28th, 2025

**ANN** 

Days on Market 182
Zoning R-1
HOA Fees 850

# **Listing Details**

HOA Fees Freq.

Listing Office eXp Realty

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